Property Condition Report

Case Number:	095-061832	**Contract Area:**	8A
Current Step:	1c-Ready to Show Condition	**Address:**	18555 NE 14 AVE APT 502
Step Date:	07/23/2026	**City, St Zip:**	NORTH MIAMI BEACH, FL 33179-0000
HOC:	Atlanta		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**OK**	**HVAC tested and functional?:**	N/A	System Damaged/Missing components
--Heating/Furnace:	**N/A**			
--HVAC System Duct:	**OK**			
Electrical Wiring:	**N/A**	**Electric supply tested and functional?:**	N/A	Could not test due to outdated electrical (Knob and Tube, Fuse box)
--Other:	**N/A**			
--Other:	**N/A**			
Stove/Range/Oven:	**OK**	**Built-in appliances tested and functional?:**	No	Appliances Damaged/Missing; could not test.
--Kitchen Cabinets:	**OK**			
--Other:	**OK**			
Plumbing:	**OK**	**Water supply tested and functional?:**	No	System missing components; could not test
--Sink:	**OK**			
--Other:	**OK**			
Water Heater:	**OK**	**Water heater functional?:**	No	Inspected HWH components; fail with deficiencies noted.
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	N/A	Pour Water/Antifreeze in Drains; Fail.
--Toilet:	**OK**			
--Other:	**OK**			
Roof:	**OK**	**Roofing in acceptable condition?:**	N/A	Roof failed inspection.
--Other:	**OK**			